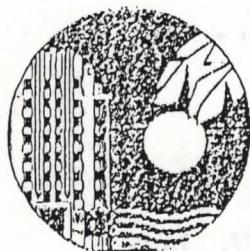


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# MIAMI DESIGN PRESERVATION LEAGUE

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December 4, 1991

Dear Friend of the Art Deco District,

Miami Beach's National Register Historic District is facing another crisis! The area, fondly known as the Art Deco District was listed on the National Register of Historic Places in 1979. The only protection against demolition of the one-square mile national landmark is by local designation enacted by the Miami Beach City Commission.

As of this writing the City of Miami Beach has not completed the protection of the entire one-square mile district. The SANDS HOTEL, a National Register landmark, at 1611 Collins Avenue, is in danger of demolition. The demolition permit was applied for in October, 1991. If the Sands Hotel had been under the protection of the Miami Beach Historic Preservation Ordinance, the application for demolition would have triggered critical review by the city. The ordinance establishes criteria for demolition based upon architectural, historical and contextual significance. In addition, the owner of the SANDS would have had to submit a site replacement plan. As the matter now stands, the owner of the SANDS may obtain the demolition permit, demolish the landmark and leave a vacant lot. Witness the example of wanton destruction of historic properties on the lot north of the SANDS where the New Yorker Hotel stood until 1982.

The attached map shows the protected areas of the National Register District. During a 1989 zoning compromise, portions of the National Register District were omitted from local designation. The compromise increased zoning densities within the omitted areas. This was to accommodate a "convention headquarters hotel". The compromise also promised to address future designations of historic building stock in areas omitted from the local designation.

The Historic Preservation Board will recommend future designations to the city commission within the next

WAMBI DESIGN PRESENTATION

six months. Unfortunately, the SANDS HOTEL has triggered a crisis before that time.

WE IMPIORE YOU TO WRITE TO OUR MAYOR, SEYMOUR GELBER AND MIAMI BEACH CITY COMMISSIONERS, MARTIN SHAPIRO, DAVID PEARLSON, SUSAN GOTTLIEB, NEISEN KASDIN, SEYMOUR EISENBERG AND ABE RESNICK.

EXPLAIN TO THE MIAMI BEACH CITY COMMISSIONERS THE IMPORTANCE OF PROTECTIVE DESIGNATION OF THE ENTIRE NATIONAL REGISTER DISTRICT. EXPLAIN TO THEM THAT:

IT IS THE COLLECTION OF BUILDINGS WHICH MAKE THE ART DECO DISTRICT SO IMPORTANT, AND DEMOLITION OF LANDMARK BUILDINGS SUCH AS THE SANDS LEAVES GAPPING HOLES IN THE CONTINUITY OF THE HISTORIC STREETSCAPE.

The SANDS HOTEL will be a tragic loss for the Art Deco District, and a city which as yet is unwilling to fully protect its National Register treasure.